



CALGARY
HERITAGE
INITIATIVE

Heritage Watch Fact Sheet

800 Block of 17th Ave SW



Address	South Side, 821 to 829 17 th Ave SW Click to view on google maps
Community	Lower Mount Royal, Ward 8
Year Constructed	1900: #823 (also #821) (currently the Bon Giorno Restaurant) 1911: #825,827,829, 831 (3 of 4 converted houses; 831 - AKA the Frank and Oak building, is not included in development parcel) 1911: #833 (currently Lang's Grocery – not included in development parcel) 1930: #835-847 17 th Ave SW and 1708 8 th St SW (corner block not included in development parcel, currently occupied Opa, Panago, Davids Tea, Callebaut, and Freshii)
Type	Original use – residential and commercial
Current Owner	Arlington Street Investments (821 to 829 17th Ave SW) The applicant is B&A Planning Group
CHI Watch Risk¹	High (4 out of 5)
Designation²	Not protected
City Inventory	Not listed
Significance	A rare, remaining example of a residential historic streetscape on 17 th Ave SW. Features the Spanish style Buon Giorno restaurant and modest wood frame homes, adjacent to the mixed-use commercial (Lang's Grocery) and single story food retailers with angled corner frontage at 8 th St SW. The block is across the avenue from Tomkins Park, established in 1915 on land donated by Henry & Elinor Tomkins. It is kitty-corner to the prominent Devinish Apartments , also constructed in 1911, a provincially and municipally protected heritage resource. The 1912 Anderson Apartments , also designated, are located to the rear and east of the development site at 804 18 th Ave SW. These sites

	<p>arguably form a heritage district on a highly visible corner (8th St and 17th Ave SW). The district is reminiscent of what was once the 17th Avenue High Street, with diverse housing, commercial and a public space.</p>
Who	<p>The Henderson Directory for 1910-1912 indicates that the middle of the block was occupied by the working class (carpenters), a clerk, a rancher and real estate brokers. By 1932, Henderson Directory lists the commercial businesses at the west end of the development site as:</p> <ul style="list-style-type: none"> 833a The Alaska Furriers 835 Ball W H Meats 837 Fong Cecil fruits 839 Bk of Nova Scotia (Br) 841 Olympia Confectionary <p>The middle of the block continued to be residential.</p> <p>The east end of the block (redeveloped within the past two decades) was mostly commercial, with drygoods, clothiers, grocery, a market, drug store, bank, an accountant, apartments, and later a post office, meat market, and shoe-maker.</p>
Status	<p>The developer plans to demolish these buildings to make way for a mixed-use building tentatively called Royal Park. The Calgary Planning Commission (CPC) discussed Land Use Application (LOC2018-0188), Agenda item 7.2.2 at 1 PM on April 4th, 2019. CPC recommended that Council approve the application. Administration's report and recommendation to approve the application, along with supporting documents, can be found on the City website CPC Agenda and Report.</p> <p>The application proposes to change the designation of this property to allow for a maximum building height of 27 metres (an increase from the current maximum of 23 metres) and a maximum building floor area of 6,967 square metres (an increase from the current maximum of 4,180). Uses are listed in the C-COR1 designation with the addition of "Restaurant: Licensed - Large".</p>
CHI's Position Statement	<p>CHI is pleased that Administration's report to the CPC about this application has identified the loss of these un-inventoried and un-protected character buildings, particularly two of the century-old converted homes. CHI continues to advocate for the retention of all four character buildings over demolition. The City needs to do a better job of protecting our heritage assets and recognizing the economic, environmental and social benefits they provide to our citizens. In this case, demolition appears to be inevitable because it is the developer's will and existing policy allows it. As no heritage density bonusing frame work is in place (yet) for Lower Mount Royal, CHI supports that a "community benefit" be provided by the developer..."intended to offset the loss of the existing historic character homes on the site through a monetary contribution to the Heritage Incentive Reserve Fund", as detailed in Administration's report.</p> <p>If the development proceeds, CHI is concerned with the impact on the historic Anderson Apartments and shadowing of Tomkins Park due to the height of the proposed building. While there is provision to limit shadowing through the Lower Mt. Royal ARP and the Centre City Plan (under revision), CHI questions whether these requirements (applying only to midday from March 21-September 21) will be sufficient to sustain the park and attract park users throughout the day. CHI suggests that Calgary Parks, through the Detailed Team Review Process, conduct a thorough analysis of shading impacts on grass/plant growth, implications for future maintenance, and citizen use and enjoyment of the park due to the shading.</p> <p>CHI also recommends that special measures be undertaken to ensure that the adjacent building at 831 17th Ave is protected during demolition and construction.</p>

Upcoming	A decision on the application will be made at a Public Hearing of City Council scheduled for April 29, 2019. The agenda, including Administration's report, Calgary Planning Commission's report and attachments will be posted at Calgary.ca on April 25 th . If approved, a Development Permit application will then be made by the applicant.
Public Call to Action	Voice your comments to Calgary City Council: publicsubmissions@calgary.ca Quote LOC2018-0188. Public submissions to City Council must be received by the City Clerk between April 11, 2019 and before noon on April 22, 2019. Comments received after this deadline may be excluded from the Council agenda. You can also email City Council directly at councillorweb@calgary.ca .
Related articles & posts	Oct 10 2018 Avenue Magazine April 13 2018 CBC News April 11 2018 CBC News Aug 18 2018 CHI Post
Historic Photos	Please send any historic photos of the 800 Block to contact@calgaryheritage.org . Glenbow - search NB-41-36

Updated: April 11 2019 KP

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1. CHI Heritage Watch Rating

5	Imminent loss	Active plans for demolition
4	High Risk	Risk factors + negative intentions / dormant demolition plans
3	At Risk	Risk factors
2	Possible Risk	Unknown intentions or mix of negative and positive factors
1	Monitoring	Positive intentions but still possible risk

2. A designated Municipal Historic Resources is legally protected against demolition or inappropriate changes.